

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 25, 2019 – 7:00 pm

ATTENDANCE

Margo Gorra-Stockman, President (2019), remotely
Frank Purcell, Vice President (2021)
Saide Ashaboglu, Secretary (2021), absent
Jon Greger, Treasurer (2020), absent
James Rorke, Member at Large (2020)
Elizabeth Stulga, Capitol Property Management

CALL TO ORDER

The meeting was called to order at 7:05 pm by Frank Purcell at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

HOMEOWNER FORUM

No homeowners were present.

POLICE REPORT

There is no police report for March and no police officers present in person. The report was submitted in writing and included in the management packet.

Approval of Meeting Minutes

Minutes from the meeting of February and March 2019 were presented.

Motion by James Rorke to approve the minutes of the meetings of Feb. 25, and March 13, 2019, as submitted. Second by Margo Gorra-Stockman. Approved unanimously.

COMMITTEE REPORTS

● **Landscape Committee – James Rorke**

The committee met on March 23, 2019. There were a couple of left over items from the Fall proposal which the Committee addressed. Those recommendations were conveyed to the Board. They will be consolidated into a new proposal from LandCare and sent for email voting. They will also be included in next months Board packet. (W. Glebe entrance Nandinas on one side were not part of fall 2018 transplant project)

The Committee recommends:

- Moving nandinas in the left front entrance bed. Committee recommends replacing skip cherry laurels at Old Dominion and West Glebe, installing 8 (vs. 10) with the aged plants to be removed.).
- Liriopes on Shorter Lane entrance area should be installed .

- Hornbeam tree at 3816 Charles is recommended to be trimmed of dead wood and see if it comes back for a Fall review.

A package of proposals will be circulated for review by the Board.

The Committee members proposed a spring walkabout for Apr. 17, 1:30 pm when a majority members are able to attend. One Board member requested a 7:30 am walkabout. Final determination TBD.

As a separate project, the Board will will review several drainage issues on the property as well.

An oak tree behind a Courtland Cir property should be evaluated as part of regular evaluation.

- **Architectural Review Committee – Margo Gorra-Stockman**
 - 3809 Charles Ave: The ARC approved a request to make changes to the roof. The changes will be charcoal architectural shingles.
 - 3925 Courtland Cir: The ARC approved a request to replace windows and sliding doors and obscured glass in the master bedroom window.

The ARC wishes to schedule an ARC open session for the community outside on Courtland Cir.

- **Parking – Frank Purcell**

The committee did not meet in March 2019. 15 vehicles were cited and one was towed during the period. A quarterly meeting schedule proposal will be circulated shortly. Management circulated an article via email making a final reminder for residents to obtain current 2019-20 hang tags. Several “no parking” signs were replaced; one remains to be installed on N. Charles at the mailboxes. Management states the N. Charles sign should be installed within 2-3 weeks.

- **Community Relations – Open**

Frank Purcell posted a survey on the LPAS website inviting residents to apply to serve as Notary Public, or as members of committees on Architectural Review, Budget, Community Relations, Landscape or Parking. All LPAS committee applicants must be approved by the Board to serve on LPAS committees.

- **Budget Committee – Open**

No report

Management Report

Elizabeth Stulga presented the management report:

Snow invoices were submitted for \$4,815 1/13/18, \$435 2/1/18.

There was discussion about maintenance of the exterior fence vs. replacing it, and powerwashing concrete.

OLD BUSINESS

Declarations revision was discussed briefly.

Power washing of Lenox Place brick signage update from management was discussed.

James Rorke moved the Board approve power washing the perimeter brick wall fence including signage, from Soft Washing Service LLC proposal #1148 dated 3/25/2019, at a price of \$890.99. Seconded by Margo Gorra-Stockman. Vote was unanimous.

A tree-pruning walk-through will be scheduled by management with an arborist during April or May.

Management will schedule a legal issues update for the Board.

Management will report back to the Board on outstanding legal review of policy updates.

NEW BUSINESS

The May meeting is scheduled for Memorial Day. Management will examine whether the meeting could be held the prior.

James Rorke moved to move to executive session at 8:17 pm for the purpose of evaluating aged balances. Frank Purcell seconded. Vote was unanimous.

James Rorke moved to end executive session at 8:31 pm. Frank Purcell second.

The executive session reviewed aged balances.

ADJOURN

James Rorke moved to adjourn at 8:32 pm. Margo Gorra-Stockman seconded. Motion passed unanimously.

Next Meeting is at 7:00 pm, Mon., April 22, 2019, at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.